023.A	0001	0093.3	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	640,800	/	640,800
USE VALUE:	640,800	/	640,800
ASSESSED:	640,800	/	640,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		MASS AVE, ARLINGTON

OWNERSHIP

Unit #: 3

Owner 1:	JAVARAS KRISTIN N
Owner 2:	
Owner 3:	
Street 1:	93 MASS AVE UNIT 3
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EICKSTEDT MARGARET M -
Owner 2:	-
Street 1:	11 OUTLOOK DR
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Wood Shingle Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	636,500	4,300		640,800
Total Card	0.000	636,500	4,300		640,800
Total Parcel	0.000	636,500	4,300		640,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.38 | /Parcel: 346.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

311198

GIS Ref

GIS Ref

Insp Date

02/23/17

!15710!

PREVIOUS ASSESSMENT

Parcel ID 023.A-0001-0093.3

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	626,900	4300	.		631,200	631,200	Year End Roll	12/18/2019
2019	102	FV	604,300	4400	.		608,700	608,700	Year End Roll	1/3/2019
2018	102	FV	400,900	4400	.		405,300	405,300	Year End Roll	12/20/2017
2017	102	FV	365,600	4400	.		370,000	370,000	Year End Roll	1/3/2017
2016	102	FV	365,600	4400	.		370,000	370,000	Year End	1/4/2016
2015	102	FV	337,900	4400	.		342,300	342,300	Year End Roll	12/11/2014
2014	102	FV	322,500	4400	.		326,900	326,900	Year End Roll	12/16/2013
2013	102	FV	322,500	4400	.		326,900	326,900		12/13/2012

PRINT

Date	Time
12/11/20	05:23:52

LAST REV

Date	Time
10/21/19	11:00:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15710

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EICKSTEDT MARGA	69192-384		4/26/2017		675,000	No	No		
WILLIAMS ANGELI	60898-143		1/4/2013		455,000	No	No		
ASENCAO VICTOR	52175-170		2/3/2009		425,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2018	SQ Returned	MM	Mary M
2/23/2017	Meas/Inspect	DGM	D Mann
4/8/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14727
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8108													G11			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	43.120000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.21756744
Const Adj.:	1.05038989
Adj $ / SQ:	377.282
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	781971
Depreciation:	145447
Depreciated Total:	636524

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	377.28
Special Features:	0	Val/Su Net:	344.05
Final Total:	636500	Val/Su SzAd	344.05

SKETCH

UnSketched SubAreas:
GLA: 1850,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,850	377.280	697,971
Net Sketched Area:		1,850	Total:	697,971
Size Ad	1850	Gross Are	1850	FinArea 1850

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.A-0001-0093.3

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	7X14	G	GD	2009	20.00	T	6	102			1,800			1,800
22	Wood Deck	D	Y	1	13X14	G	GD	2009	14.37	T	6	102			2,500			2,500

More: N	Total Yard Items:	4,300	Total Special Featues:		Total: 4,300

IMAGE

AssessPro Patriot Properties, Inc